



28 Grange View, Battram, Coalville, Leicestershire. LE67 1GF

£295,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

New to the market in the village location of Battram, this beautifully presented three-bedroom extended semi-detached home offers generous living space and stunning field views to the rear. The property is in excellent condition throughout and benefits from a single garage and a driveway providing parking for multiple vehicles. The ground floor comprises a useful study, a modern kitchen diner ideal for family living, and a spacious living area featuring a cosy log burner and bi-fold doors that open onto the garden, perfectly framing the open field views beyond. Upstairs, the property boasts three well-proportioned bedrooms, with the master bedroom benefitting from its own en suite, alongside a contemporary family bathroom. Early viewing is highly recommended to fully appreciate the size, condition, and setting of this fantastic home.

EPC Rating TBC      Council Tax Band C

## FEATURES

- Three Bedroom Semi Detached Property
- Open Plan Kitchen Diner
- Single Garage & Driveway for Multiple Cars
- Living Room With Log Burner & Bi Fold Doors Onto Garden
- Master Bedroom With En Suite
- Village Location
- Spacious Garden With Field Views
- Council Tax Band C
- EPC Rating TBC



# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hallway

Entered via a uPVC front door, the welcoming hallway provides access to the main ground floor rooms. Stairs rise to the first floor, with doors leading to the kitchen diner, study, and a useful storage cupboard. The space is finished with tiled flooring and pendant lighting.

### Kitchen Diner

4.95m x 3.86m (16' 3" x 12' 8")  
A well-appointed space featuring tiled flooring and ceiling spotlights, with a uPVC double glazed window to the side aspect providing natural light. The kitchen is fitted with a range of matching grey base and eye level units complemented by contrasting wooden worktops. Appliances include a one and a half bowl sink with drainer, induction hob with extractor hood over, oven, and integrated under-counter fridge and freezer. A door leads to a useful storage cupboard which provides access into the garage, and the room flows openly into the lounge area, creating an ideal space for both everyday living and entertaining.

### Lounge

4.44m x 5.07m (14' 7" x 16' 8")  
A bright and spacious living area featuring laminate flooring, with a combination of spotlights and pendant lighting. uPVC double glazed skylights allow plenty of natural light to flood the room, creating an airy and open feel. A log burner provides a cosy focal point, while bi-folding doors open out onto the garden, seamlessly connecting the indoor and outdoor spaces.

### Study

2.34m x 2.65m (7' 8" x 8' 8")  
Currently used as a study, this versatile room could easily be adapted to suit a variety of needs such as a home office, playroom, or additional sitting room. The space benefits from a uPVC double glazed window to the front aspect, spotlights, and carpeted flooring.

## Garage

2.44m x 4.91m (8' 0" x 16' 1")  
A useful space offering additional storage or parking, with access via the internal door from the kitchen storage cupboard and the main garage door to the front. Ideal for general storage, a workshop area, or secure vehicle parking. Plumbing for washing machine and tumble dryer.

## First Floor

### Landing

Carpeted landing with pendant lighting, providing access to all three bedrooms and the family bathroom. There is also a loft hatch giving access to a part-boarded loft with lighting, offering useful additional storage space.

### Bedroom One

4.90m x 3.36m (16' 1" x 11' 0")  
A very spacious double bedroom featuring carpeted flooring and pendant lighting, with a uPVC double glazed window to the front aspect allowing plenty of natural light. A door leads through to the en suite.

### En Suite

1.82m x 1.44m (6' 0" x 4' 9")  
Fitted with tiled flooring and full wall tiling, this modern en suite features spotlights, a hand wash basin with vanity unit underneath, low flush WC, and a corner shower cubicle with sliding doors. A heated towel rail completes the space.

### Bedroom Two

2.79m x 4.38m (9' 2" x 14' 4")  
A very spacious double bedroom featuring carpeted flooring and pendant lighting, with a uPVC double glazed window to the rear aspect.



## ROOM DESCRIPTIONS

### Bedroom Three

2.06m x 1.91m (6' 9" x 6' 3") dressing area & 1.98m x 3.02m (6' 6" x 9' 11") bedroom area

Featuring carpeted flooring and spotlights, with a uPVC double glazed window to the rear aspect providing natural light. An open doorway leads through to a dressing area, adding useful additional space.

### Bathroom

1.84m x 2.24m (6' 0" x 7' 4")

Fitted with half-height tiling to all walls and full-height tiling within the shower area. The suite comprises a bath with shower over, hand wash basin with vanity unit underneath, and a low flush WC. Additional features include spotlights, a heated and practical layout with a door leading to a useful storage cupboard, and a uPVC double glazed frosted window to the side aspect.

### Outside

To the front of the property there is a generous driveway providing parking for multiple vehicles. To the rear is a lovely, well-maintained garden featuring a patio area ideal for outdoor furniture, astro turf, a pond with pergola, and a gravelled section. The garden also benefits from two outdoor sheds and enjoys attractive views over open fields. It is enclosed by timber panel fencing, with a side gate providing access to the front of the property.

### Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 3mbps and superfast 50mbps. Mobile signal strengths are strong for O2 and medium strengths for Vodaphone and EE.

### Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.

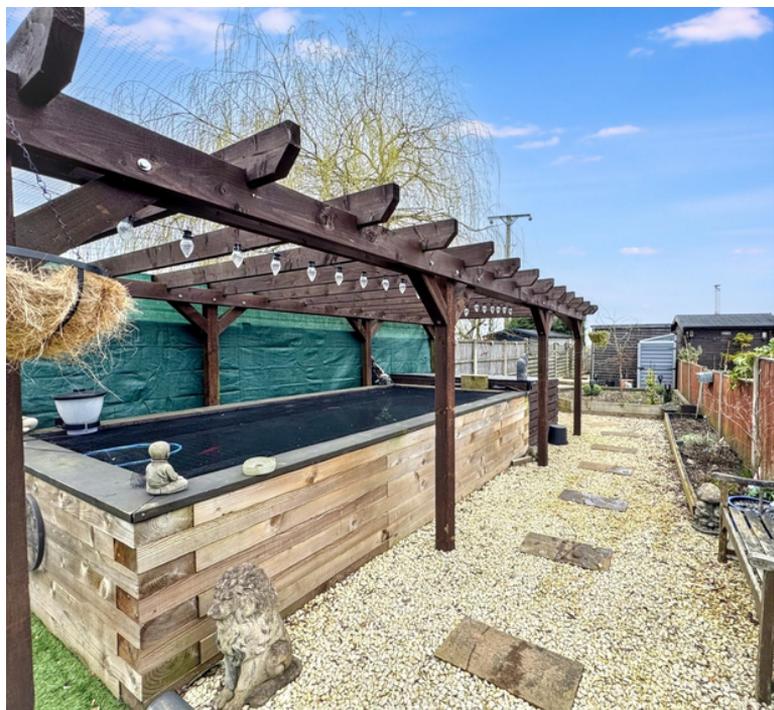




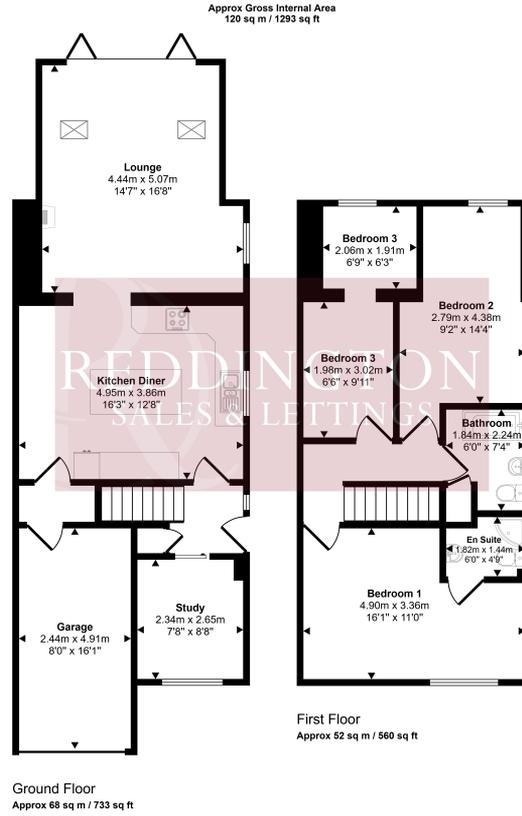
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# FLOORPLAN



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.